

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, SEPTEMBER 15, 2010

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, SEPTEMBER 15, 2010**, at **6:00 p.m.** to consider the following:

DOAM 2010-0001

PROPOSED AMENDMENTS TO THE FACILITIES STANDARDS MANUAL

(Development Ordinance Amendment)

Pursuant to Sections 15.2-2204 and 15.2-2253 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on July 20, 2010, the Planning Commission hereby gives notice of proposed amendments to Chapters 4, 7, and 8 of the Facilities Standards Manual (FSM) and such other sections of the FSM as necessary to implement and maintain consistency with the proposed revisions. The proposed amendments would clarify, revise, and update existing sections of the FSM. The public purposes of these amendments are to achieve the purposes listed in Section 15.2-2200 of the Code of Virginia and to assure the orderly subdivision of land and its development.

Description of proposed amendments to FSM Chapter 4, *Transportation*:

- Amendments to Section 4.200.B.4., Content of Traffic Studies, to establish new requirements to add VDOT connectivity requirements and locations of stub out streets to the content of traffic studies.

Description of proposed amendments to FSM Chapter 7, *Environmental Design Standards*:

- Amendments to Section 7.800.D., Environmental and Cultural Resource Existing Conditions Plat, to establish new requirements that include, without limitation, the following: (1) Add "historic structures" and "historic districts" to the environmental and cultural resources to be identified and illustrated on the Existing Conditions Plat; and (2) Specify that the Existing Conditions Plat shall identify and illustrate environmental and cultural resources as identified and specifically numbered in a letter from the Virginia Department of Historic Resources or as part of a Phase I archaeological survey.
- Amendments to Section 7.810 to delete all existing requirements in regard to Phase IA Reconnaissance-Level Archaeological Surveys, and establish new requirements in regard to Phase I Archaeological Surveys, to include, without limitation, the following: (1) A recommended pre-submission meeting with the County Archaeologist to discuss the Phase 1 Scope of Work for a development area; (2) The purpose of the Phase I Archaeological Survey; (3) Qualification requirements for the conductor of the Phase I Archaeological Survey; (4) The State standards to be met by the Phase I Archaeological Survey and reporting; (5) The County standards to be followed by the Phase I Archaeological Survey and reporting, such as, without limitation, restrictions on the use of heavy machinery, shovel testing requirements, and reporting requirements.

Description of proposed amendments to FSM Chapter 8, *Administrative Procedures*:

- Amendments to Section 8.102.A., in regard to items required to be depicted on a preliminary plat of subdivision, to clarify that the locations of certain archaeological and historic sites, and cemeteries, are to be depicted as identified by the Phase I Archaeological Survey.

- Amendments to Section 8.102.B., Items to Accompany Preliminary Plat of Subdivision, to include, without limitation, the following: (1) Delete the existing Phase IA Reconnaissance-Level Archaeological Survey requirement; (2) Establish new requirements in regard to the submission of a Phase I Archaeological Survey report and, if applicable, plan and analysis of VDOT connectivity requirements and locations of stub out streets; and (3) Grant the Director of Building and Development the authority to waive the Phase I Archaeological Survey report requirement based on certain findings.
- Amendments to Section 8.106.B., Items to Accompany Construction Plans and Profiles, to establish new requirements in regard to the submission of a plan and analysis of VDOT connectivity requirements and locations of stub out streets.
- Amendments to Section 8.305.B., Extensions and Rebonding of Agreements, to establish new requirements in regard to the submission of a Preliminary Release Package prior to or simultaneously with the initial bond extension request.

CMPT 2010-0005
T-MOBILE NORTHEAST
(Commission Permit)

T-Mobile Northeast LLC of Beltsville, Maryland, has submitted an application for Commission approval to permit the installation of up to nine (9) telecommunications panel antennas, one (1) GPS antenna, and one (1) downlink antenna on the side of, and three (3) screened associated equipment cabinets on the roof of, an existing six-story building in the PD-SA (Planned Development-Special Activity) zoning district. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The existing six-story building is located upon a parcel containing approximately 112.28 acres known as the National Conference Center that is located north and east of Riverside Parkway (Route 2401), south and east of the Goose Creek, and at the northern terminus of Upper Belmont Place (Route 659) at 18870, 18920, 18940 and 18980 Upper Belmont Place, Leesburg, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /50/////////4/ (PIN# 081-36-9067-002). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Strategic Land Use Plan for Telecommunications Facilities, which designate this area for Residential uses.

SPEX 2010-0010
BROAD RUN CONTRACTING – DULLES TRADE CENTER WEST LOT 12
(Special Exception)

Broad Run Contracting, L.L.C., of Ashburn, Virginia, has submitted an application for a special exception to permit storage of empty solid waste vehicles and containers in the PD-GI (Planned Development-General Industry) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-604(TT). The subject property is approximately 5.5 acres in size and is located on the northwest side of Trade West Drive, south of the Broad Run, and approximately 1 mile northwestward of the intersection of Evergreen Mills Road (Route 621) and Arcola Road (Route 842) in the Dulles Election District. The property is more particularly described as Tax Map Number 101///7///12/ (PIN# 162-47-0244). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) which designate this area for Industrial uses.

ZCPA 2010-0002
KIRKPATRICK FARMS-LUNETTE HOUSE
(Zoning Concept Plan Amendment)

Two Greens/Kirkpatrick LLC and Kirkpatrick Farms Community Association, Inc. have submitted an application to amend the proffers approved with ZMAP 1995-0014, Kirkpatrick Farms, in order to provide a

monetary contribution for historic preservation purposes in lieu of the proffered preservation, rehabilitation, and reuse of the historic Lunette House with no resulting change in density in the PD-H4 (Planned Development-Housing) zoning district. The property involved in this application is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 405 acres in size, comprises approximately 998 individual parcels, and is located on the west side of and west of Gum Spring Road (Route 659), along both sides of Braddock Road (Route 620), east of Goshen Road (Route 616) and Lightridge Farm Road (Route 705), and south of John Mosby Highway (Route 50), in the Dulles Election District. The three (3) parcels that are the specifically involved in this application are more particularly described as Tax Map Number 105/B22////25/ (PIN# 249-38-1582, located at 25396 Jubilant Drive, Aldie, Virginia), Tax Map Number 105/B22////24/ (PIN# 249-38-2271, located at 25488 Kinsale Place, Aldie, Virginia), and Tax Map Number 105/B17//SECP/ (PIN# 249-19-7727, no address assigned). The area is governed by the policies of the Revised General Plan which designates this area for Residential uses and which recommend residential densities up to four (4) dwelling units per acre north of Braddock Road and up to two (2) dwelling units per acre south of Braddock Road.

ZMAP 2010-0001 & SPEX 2010-0003

**HS-7, DULLES SOUTH HIGH SCHOOL AND FUTURE ELEMENTARY SCHOOL SITE, GOSHEN ROAD
ASSEMBLAGE**

(Zoning Map Amendment Petition, Special Exception)

The School Board of Loudoun County, Virginia, has submitted an application to rezone approximately 3 acres from the PD-GI (Planned Development-General Industry) zoning district to the TR-1UBF (Transitional Residential-1) zoning district in order to permit the construction of a high school (HS-7) and a future elementary school, containing up to a cumulative 397,000 square feet plus associated recreational facilities. The 3 acres were previously rezoned to PD-GI on March 19, 1991, pursuant to ZMAP-1989-0008, Alliance Resource Industries, with proffers. The applicant has also submitted an application for a Special Exception to permit a high school and elementary school in the TR-1UBF zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 and outside of but within one (1) mile of the Ldn 60 aircraft noise contours, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as a Special Exception uses under Table 2-1702 of Section 2-1702. A Commission Permit for the proposed uses, CMPT 2009-0013, HS-7, Dulles South High School and Future Elementary School Site, Goshen Road Assemblage, was approved by the Planning Commission on December 17, 2009. The subject property is approximately 97.16 acres in size and is located along both sides of Goshen Road (Route 616), approximately 1 mile south of John Mosby Highway (Route 50), and approximately 0.5 mile north of Braddock Road (Route 620) in the Dulles Election District. The subject property is more particularly described as follows:

Tax Map Number	PIN#	Acres	Zoning	Address
100///2////4/	247-17-3577	15.02	TR-1 UBF	
100///6////2/	247-17-8636	10.74	TR-1 UBF	24751 Goshen Road, Aldie, VA 20105
100///6////1/	248-47-9789	2.26	TR-1 UBF	24797 Goshen Road, Aldie, VA 20105
100////////31B	248-47-8669	4.36	TR-1 UBF	24821 Goshen Road, Aldie, VA 20105
100///2////3/	248-47-8234	12.93	TR-1 UBF	
100///2////2/	248-37-9082	8.57	TR-1 UBF	
100///2////1/	248-37-9637	14.04	TR-1 UBF	
100////////33/	248-38-2718	3.0	TR-1 UBF	24939 Goshen Road, Aldie, VA 20105
100////////36A	248-48-6530	3.0	PD-GI	24866 Goshen Road, Aldie, VA 20105
100////////54/	247-28-4151 (portion)	23.24 acre portion of a 94.15 acre parcel	TR-1 UBF	

The area is governed by the policies of the Revised General Plan (Transition Policy Area (Upper Broad Run and Upper Foley subareas)) which designate this area for residential development at a base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west.

ZMAP 2008-0004 & SPEX 2008-0023
FOX GATE

(Zoning Map Amendment Petition and Special Exception)

Pleasant Valley Village LLC of Vienna, Virginia has submitted an application to rezone approximately 27.38 acres from the CLI (Commercial Light Industry) zoning district to the PD-MUB (Planned Development-Mixed Use Business) zoning district in order to develop a mixed-use community consisting of 110 multi-family units, at an overall residential density of approximately 4.02 dwelling units per acre, and up to 1,192,372 square feet of office, commercial, retail, hotel, and civic uses, at an overall Floor Area Ratio (FAR) of approximately 1.0. The property is also located within the AI (Airport Impact) Overlay District, partially within the Ldn 65 or higher, and partially between the Ldn 60-65, aircraft noise contours, and partially within the QN (Quarry Notification) Overlay District-Chantilly Crush Stone Note Area. The applicant has also submitted an application for a special exception to permit a commercial use with a drive-through in the PD-MUB zoning district. These applications are subject to the Revised 1993 Zoning Ordinance (ZO), and the proposed use is listed as a Special Exception use under Section 4-1354(B)(2), subject to the Additional Regulations set forth in Section 5-659. The applicant is also requesting modifications of the ZO as follows:

SECTION NUMBER	SECTION NAME	PROPOSED MODIFICATION
<u>Revised 1993 Loudoun County Zoning Ordinance Sections</u>		
1-205(A)	Limitations and Methods for Measurements of Lots, Yards, and Related Terms. Lot Access Requirements.	Permit the relocation of access points from Route 50 to provide for a temporary right-in only access point (no median break) from Route 50 to the property, and a temporary right-in / right-out access point (no median break) to and from Route 50 for the proposed Steeple Run Drive.
4-1355(I)(4)	Development Standards. Concept Development Plan	Permit the relocation of access points from Route 50 to provide for a temporary right-in only access point (no median break) from Route 50 to the property, and a temporary right-in / right-out access point (no median break) to and from Route 50 for the proposed Steeple Run Drive.
5-900(C)	Access and Setbacks from Specific Roads and the W&OD Trail. Access from Major Roads.	Permit the relocation of access points from Route 50 to provide for a temporary right-in only access point (no median break) from Route 50 to the property, and a temporary right-in / right-out access point (no median break) to and from Route 50 for the proposed Steeple Run Drive.
5-1414(B)(1)(a)	Buffer Yard. Buffer Yard Type 5. Buffer Yard Width.	Reduce the required Type 5 Buffer Yard minimum width from 100-feet to 75 feet along the Route 50 frontage of Tax Map Number 107/////////50/ (PIN# 097-28-7358) and Tax Map Number 107/////////47/ (PIN# 097-27-4045).
5-1414(B)(1)(b)	Buffer Yard. Buffer Yard Type 5. Required Plant Units Per 100 Linear Feet.	Eliminate required evergreen tree plantings along the Route 50 frontage of Tax Map Number 107/////////48/ (PIN# 097-28-0986) and Tax Map Number 107/////////49/ (PIN# 097-28-4693).

4-1356(B)(1)	Lot and Building Requirements. Yards. Front.	Increase the maximum front yard from 30 feet to 135 feet for the proposed Eastgate View Drive frontage along the southern boundary of Tax Map Number 107/////////47/ (PIN# 097-27-4045).
4-1358(C)	Use Limitations. Street Trees.	Eliminate the requirement for street trees along both sides of a proposed on-site travelway to be located within, and adjacent to, the northern boundaries of Tax Map Number 107/////////48/ (PIN# 097-28-0986) and Tax Map Number 107/////////49/ (PIN# 097-28-4693).

The subject property is approximately 27.38 acres in size and is located on the south side of John Mosby Highway (Route 50), the east side of Tall Cedars Parkway (Route 2200), and west of Pleasant Valley Road (Route 609), at 43850 Eastgate View Drive and 43925, 43979, 43987, 44011, and 44019 John Mosby Highway, Chantilly, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number 107/////////47/ (PIN# 097-27-4045), Tax Map Number 107/////////48/ (PIN# 097-28-0986), Tax Map Number 107/////////49/ (PIN# 097-28-4693), Tax Map Number 107/////////50/ (PIN# 097-28-7358), and Tax Map Number 107/////////52/ (PIN# 097-29-0248). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), which designates this area for Business uses at a Floor Area Ratio (FAR) up to 1.0, and Residential uses at densities up to 24 dwelling units per acre.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.